

# 3216 STRATFORD HILLS

AUSTIN, TX 78746 / Offered at \$2,295,000

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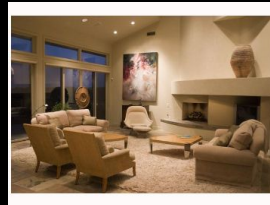
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**Bryan Adams**

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11 Swiftwater Trail

**Bedrooms:** 4

**Bathrooms:** 4F+1P

**Interior Size:** 4673 sq. ft.

## Property Description

AUSTIN CITY VIEW...fantastic. This is one of the most exciting contemporary homes in Austin with not only views of the city, but all the way to Lake Austin. ***Sold & Closed this month***

ENTRY...There is a large enclosed entry area with a sculpture and fountain. There also is a security gate to this area that requires a guest to push a button to allow the owner to permit their access to the front door.

LIVING AREAS....Large Living Area with over 18-20' ceilings, Dining area is open to living room & kitchen, with city views comparable to the living area. There is a private half bath on this level along with a bar area for fixing drinks or making a

little ice.

**MASTER SUITE....**The master bedroom is located on the main level with a sitting area, fireplace, large master bath, walk-in closet with large storage area in the middle, adjacent to a utility room, and a covered porch with great views.

**SECOND BEDROOM...**This bedroom is located on the lower level with a full bath, walk-in closet, and a private covered deck. You would think this is the master if you did not know better.

**OTHER BEDROOMS...** There are two other rooms on this lower floor that could be used as bedrooms with a bath in between or with some small renovations an additional bath could be added. They are presently used as rooms for the owner's personal interests. At the bottom of the stairs in this lower level, there is a sitting area with bookcases, and another storage area for wine, etc. in route to what I would call a second master bedroom area.

**STORAGE/MEDIA ROOM...**There is a large storage area on the lower level that would make a fabulous media room. You could keep part of it for storage and have plenty room for a fantastic Media Room. In the county records, this storage area is not counted in the footage that is shown in this home. This room has approximately 400 sq. ft. in it being 33 feet long by over 12 feet wide.

**STUDY...**It is located on the third level, but only one level above main living level. It has a full bath that would allow it to be used as another bedroom or guest room if needed. Has the best panoramic view of the city, hill country, and all the way around to a glimpse of Lake Austin.

**GARAGE...**Three car garage on the lower level and on the left side of the home. The owner has a work area between the garage and the lower area that opens from both directions. In addition to the garage, there is additional parking outside at this level.

**ELEVATOR...**Don't worry about taking the groceries up the stairs. There is an elevator that takes you to all three floors & very close to the kitchen/dining.

**WESTLAKE SCHOOL DISTRICT...**Elementary: Eanes; Middle: Hillcountry; Junior High: Hillcountry; High School: Westlake

**MARKETING...**This home is being jointly marketed by Trey Garrison of Avenue One Realtors and Bryan Adams of Bryan Adams & Co. Both of our companies have been active in the West Austin/Westlake areas for many decades. You can reach Trey Garrison on his cell 512-633-1151 or Bryan

Adams on his cell 512-423-5440.

To preview our company web site, go to  
*BryanAdamsCo.com*.

**To preview other properties in the Austin-Lakeway areas, go to the below web sites:**

**111 World of Tennis** - Very nice condo, fully furnished & presently in our resort rental program renting for \$285 per night or \$1400 weekly. **Contract Pending.**



[www.111WorldOfTennis.com](http://www.111WorldOfTennis.com)

**148 World of Tennis** - Newly renovated. A "B" Plan - 3/3 condo with approximately 1800-1900 sq. ft. This is one of the best buys at the World of Tennis. Perfect condo for a single person or a family. Also, would be great in our Resort Program renting for \$285 per night. **Recently Sold & Closed.**



[www.148worldoftennis.com](http://www.148worldoftennis.com)

**162 World of Tennis** - in great condition. It is a "C" plan - 3/3 condo with over 2100 sq. ft. Would love to have this condo in our Resort Program renting for \$300 per day.



[www.162worldoftennis.com](http://www.162worldoftennis.com)

201 World of Tennis is newly renovated. A "D" Plan - 4/4 condo with over 2200 sq. ft.



[www.201worldoftennis.com](http://www.201worldoftennis.com)

**6701 West Courtyard** - View of Lake Austin, located just west of Loop 360 and South of 2222. This home has some of the best views of the Hill Country. **Recently Sold & Closed.**



<http://6701wcourtyard.com/>

**1137 Challenger** - Foreclosure with one of the best views of Lake Travis in Lakeway. Combine that with being on the lake & you have a great property. ***Bank ready to sell.***



<http://1137challenger.com/>

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